



## NARRATIVE INFORMATION SHEET

### **1. Applicant Identification**

- a. City of Casa Grande. 510 East Florence Blvd. Casa Grande, AZ 85122.

### **2. Funding Requested**

- a. Grant Type
  - i. Single Site Cleanup
- b. Federal Funds Requested
  - i. \$400,000
  - ii. The City of Casa Grande is not requesting a cost share waiver
- c. Contamination
  - i. Hazardous Substances

### **3. Location**

- a. City of Casa Grande
- b. Pinal County
- c. Arizona

### **4. Property Information**

- a. 315 West Main Avenue, Casa Grande, AZ 85122
- b. The property was acquired on August 19, 2011 from John's Salvage LLC. for \$101,000. The City does not have any familial, contractual, corporate, or financial relations or affiliations with the prior owner.

### **5. Contacts**

#### **a. Project Director**

Steven Weaver,  
Deputy City City Manager  
(520) 421-8600  
[steven\\_weaver@casagrandeaz.gov](mailto:steven_weaver@casagrandeaz.gov)

510 East Florence Blvd.  
Casa Grande, AZ 85122

#### **b. Chief Executive/Highest Ranking Elected Official**

Mayor Craig McFarland  
(520) 421-8600  
[craig\\_mcfarland@casagrandeaz.gov](mailto:craig_mcfarland@casagrandeaz.gov)

510 East Florence Blvd.  
Casa Grande, AZ 85122

### **6. Population**

- a. 2017 population estimate is 55,447

### **7. Other Factors Checklist**

- a. The “Other Factors” are not applicable to the City of Casa Grande’s proposed project.

**8. Letter from the State or Tribal Environmental Authority** (Please see attached letter)

## NARRATIVE/RANKING CRITERIA

### **1. Project Area Description and Plans for Revitalization**

#### **a. Target Area and Brownfields**

##### **i. Background and Description of Target Area**

Casa Grande was founded in 1879 during the Arizona mining boom along the Southern Pacific Railroad. The City of Casa Grande is the southern-most city in the Phoenix Metropolitan area and is conveniently located midway between Phoenix and Tucson, approximately one hour from each city. The I-8, I-10, and Union Pacific Railroad run through the city of Casa Grande, and the I-8/I-10 interchange is located just south of the downtown corridor. Casa Grande's population has doubled since the year 2000, making it the largest city and tax base in Pinal County. The economy of Casa Grande is historically based on agricultural industries such as cotton and dairy farms. However, the City has developed a robust industrial center with companies like Frito-Lay, Daisy Brand, Walmart DC, Tractor Supply DC, Abbott Labs, Hexcel and Lucid Motors.

The target area for cleanup is located in a Light Industrial Zone but is located across the street from a residential area. The parcel is located within a recently approved "Life On Main" Master Plan that looks to develop a mixed use area for industry, business, residents and visitors.

##### **ii. Description of the Brownfield Site**

This parcel of land had been in use as an iron and metal salvage yard from 1960 through 2010. The surface and near-surface soils were found to contain metal, wood, plastic and rubber debris to depths up to two feet below ground surface. PCB were detected at concentrations exceeding risk based soil remediation levels in found composite soil samples. Lead was detected at a concentration exceeding its residential soil remediation levels in an area where lead tire weights had been accumulated. Chromium was also detected at an elevated concentration. Polyaromatic Hydrocarbons were detected in all the samples above laboratory detection limits. The property not sits as a vacant lot with potential future use as a light industrial zone. The parcel is not located adjacent to a body of water nor is it in a federally designated flood plain. The City has never arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site. The phase 1 report was completed a little more than 5 months prior to the acquisition of the property.

#### **b. Revitalization of the Target Area**

##### **i. Redevelopment Strategy and Alignment with Revitalization Plan**

As stated earlier, this parcel is a part of the "Life On Main" Master Plan and provides a light industrial component to a larger mixed use development. The Brownfields abatement would begin the revitalization of this area which will encourage innovations in residential, commercial, and industrial development so that

greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Casa Grande. The hope is to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and more desirable development.

ii. Outcomes and Benefits of Redevelopment Strategy

This parcel is envisioned to accommodate a business incubator, manufacturing/assembly, warehousing and offices. Business incubators have been used by communities as a catalyst to foster other economic development activities. There are a variety of incubator types, including technology, business, or agriculturally based. There is a possibility the City enters into a public-private partnership, in which Casa Grande will provide the land and waive various fees to serve as a catalyst for economic development in this area.

c. **Strategy for Leveraging Resources**

i. Resources Needed for Site Reuse

Currently this site is not eligible for other funding resources other than the City's General Fund Budget.

ii. Use of existing infrastructure

No use of existing infrastructure is needed at this site.

**2. Community Need and Community Engagement**

**a. Community Need**

i. The Community's Need for Funding

Cities in the State of Arizona rely heavily on retail sales tax. With the increasing users of online stores and the lack of infrastructure in place to collect taxes from online sources, the City of Casa Grande has seen a very flat retail sales tax trend over the last several years despite a surging economy. This combined with the State of Arizona sweeping Highway User Revenue Funds (HURF) from cities and the aging infrastructure makes it difficult for the City to meet the needs of the average citizen. The City of Casa Grande has a great history of fiscal responsibility but the lack of new funding sources has forced staff to look for grant opportunities to decrease the demand on taxpayers. The City's median household income is \$46,017 which is more than \$20,000 less than the State's average.

ii. Threats to Sensitive Populations

1. Health or Welfare of Sensitive Populations

The targeted parcel is located in a low income area and would improve the land in that area and make it ready for development which would bring in much needed income to this part of town.

2. Greater Than Normal Incidence of Disease and Adverse Health Conditions

No documented cases

3. Economically Impoverished/Disrespectful Impacted Populations

The targeted parcel is located in a low income area and would improve the land in that area and make it ready for development which would bring in much needed income to this part of town.

**b. Community Engagement**

i. Community Involvement

Up to this point the partners that have been involved with the cleanup efforts have been the City of Casa Grande Public Works Department and J. Bowers & Associates who have conducted the Phase I and Phase II Environmental Studies on the property.

ii. Incorporating Community Input

City staff has created a South Side Action Plan which outlines and regional cleanup effort on the South Side of town where this property is located. Staff will be making presentations in public meetings over the next several months to our City Council on the progress of the cleanup in this area.

**3. Task Descriptions, Cost Estimates, and Measuring Progress**

**a. Proposed Cleanup Plan**

It is assumed that the top two feet of soil and debris would be excavated from an area approximately 150 feet by 250 feet in area (approximately 4,200 tons), and that this material would be accepted at the Right-Away-Disposal Durham Regional Landfill, 35 miles southeast of Casa Grande. The excavated areas would be backfilled with clean fill from a known source and has been preferably tested for potential contaminants.

**b. Descriptions of Tasks and Activities**

The EPA funding will help go to pay for the excavation, disposal, transportation of dirt to the landfill, bringing in clean dirt to fill in the site, field services and hiring an outside consultant qualified to provide oversight, coordination and sampling. Staff is preparing the budget for FY 2020 and has allocated funds for the success of this project. Any activities completed not using EPA funding will come from the City's General Fund Budget.

**c. Cost Estimates and Outputs**

Budget Categories	Project Tasks (\$)
Personnel	\$100,000
Fringe Benefits	\$30,000
Travel	\$43,700
Equipment	\$45,000
Supplies	\$48,500
Contractual	\$33,500
Other	\$99,300
Total	\$400,000

**d. Measuring Environmental Results**

City staff has contracted with J. Bowers & Associates to complete the project oversight to make sure the City achieves project outputs, overall project results and eventual project outcomes to ensure the grant funds are expended in a timely and efficient manner. J. Bowers & Associates has operated in the Phoenix Metro area since 1993 and has extensive experience in conducting environmental site assessments (ESA) for real estate transaction and bank loans. J. Bowers & Associates has completed hundreds of Phase 1 ESA in the State of Arizona and the Western United States.

**4. Programmatic Capability and Past Performance**

**a. Programmatic Capability**

**i. Organizational Structure**

Steven Weaver, Deputy City Manager will serve as the Project Manager for this project and will work closely with the Public Works Director of the City of Casa Grande, Kevin Louis to complete the project. J. Bowers & Associates has been contracted to provide project oversight.

**ii. Acquiring Additional Resources**

City staff has contracted with J. Bowers & Associates to complete the project oversight to make sure the City achieves project outputs, overall project results and eventual project outcomes to ensure the grant funds are expended in a timely and efficient manner.

**b. Past Performance and Accomplishments**

**i. Currently Has or Previously Received an EPA Brownfields Grant**  
Not applicable

**ii. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Assistance Agreements**

The City of Casa Grande became a CDBG Entitlement Community in 2015. Since that point the City has had multiple project where t we have reported on to make sure we are in compliance with the funding requirements. Most recently, the Public Works Department completed two sidewalk projects, each worth more than \$160,000. The purpose of the projects was to add or improve sidewalks in low/moderate income areas and bring them into ADA compliance. Staff was required to provide a specific outline of the project and report back to the Grants Administrator on the progress of the project.

The partnership with the City's Grant Administrator has been key in the success of all the City's grant related projects.

**iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements**

Not applicable

## ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES

### 1. Introduction & Background

The target area for cleanup is located in a Light Industrial Zone but is located across the street from a residential area. The parcel is located within a recently approved “Life On Main” Master Plan that looks to develop a mixed use area for industry, business, residents and visitors. This parcel of land had been in use as an iron and metal salvage yard from 1960 through 2010. The surface and near-surface soils were found to contain metal, wood, plastic and rubber debris to depths up to two feet below ground surface. PCB were detected at concentrations exceeding risk based soil remediation levels in found composite soil samples. Lead was detected at a concentration exceeding its residential soil remediation levels in an area where lead tire weights had been accumulated. Chromium was also detected at an elevated concentration. Polyaromatic Hydrocarbons were detected in all the samples above laboratory detection limits. The property not sits as a vacant lot with potential future use as a light industrial zone. The parcel is not located adjacent to a body of water nor is it in a federally designated flood plain. . The Brownfields abatement would begin the revitalization of this area which will encourage innovations in residential, commercial, and industrial development so that greater opportunities for better housing, recreation, shopping and employment may extend to all citizens and residents of Casa Grande. The hope is to encourage a more creative approach in the utilization of land in order to accomplish a more efficient, aesthetic, and more desirable development.

### 2. Applicable Regulations and Cleanup Standards

The City of Casa Grande has contracted with J. Bowers & Associates in the past to complete the Phase I and Phase II Environmental Studies for this property. At their recommendation, the only way to abate the property is to remove a minimum of 18 inches deep of soil and dispose it at the Right-Away-Disposal Landfill which is 35 miles south of Casa Grande. City staff would then use clean soil to fill in the property. The City will contract with Licensed Site Professional to provide Cleanup Oversight Responsibility to ensure all EPA standards are met.

### 3. Evaluation of Cleanup Alternatives

Unfortunately, for a property like this there aren’t very many alternatives to abate the property. One way to abate this property would be to put clean fill on top of the existing dirt and then cap it with asphalt or cement and turn the property into a parking lot. Another possibility would be to dig up the lot and filter the dirt through a screen to eliminate many of the metal parts but that does not filter out some of the smaller particles that would still contaminate the soil. A “No Action” option would be available but that would hinder any progress for this area because no development would be able to happen on this land until all contaminants have been removed.





City of  
Casa Grande

## NOTICE OF PUBLIC MEETING

### **EPA Brownfields Cleanup Grant Application**

The City of Casa Grande is applying for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant for a City owned property at 315 West Main Avenue. A Public Meeting is being held on **Wednesday, January 23, 2019 at 5:00 pm** in the City Council Chambers at City Hall, located at 510 E. Florence Blvd. to discuss the draft proposal to the EPA and consider public comments. A copy of the grant proposal, including a draft Analysis of Brownfield Cleanup Alternatives (ABCA) is available on the City website.

For more information or to submit comments regarding the draft proposal and/or the ABCA, please contact the following:

Steven Turner

Assistant to the City Manager

510 E. Florence Blvd.

Casa Grande, AZ 85122

(520) 421-8661

[steven\\_turner@casagrandeaz.gov](mailto:steven_turner@casagrandeaz.gov)

Number of publications: 1; date of publication: January 17, 2019.



## **NOTICE OF PUBLIC MEETING**

### **EPA Brownfields Cleanup Grant Application**

---

The City of Casa Grande is applying for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant for a City owned property at 315 West Main Avenue. A Public Meeting is being held on **Wednesday, January 23, 2019 at 5:00 pm** in the City Council Chambers at City Hall, located at 510 E. Florence Blvd. to discuss the draft proposal to the EPA and consider public comments. A copy of the grant proposal, including a draft Analysis of Brownfield Cleanup Alternatives (ABCA) is available on the City website.

For more information or to submit comments regarding the draft proposal and/or the ABCA, please contact the following:

Steven Turner  
Assistant to the City Manager  
510 E. Florence Blvd  
Casa Grande, AZ 85122  
(520) 421-8661  
[steven\\_turner@casagrandeaz.gov](mailto:steven_turner@casagrandeaz.gov)



[https://www.pinalcentral.com/casa\\_grande\\_dispatch/area\\_news/cg-to-apply-for-grant-for-lot-cleanup/article\\_5bef316b-2a84-5b0d-a7d8-3f76c1508fa6.html](https://www.pinalcentral.com/casa_grande_dispatch/area_news/cg-to-apply-for-grant-for-lot-cleanup/article_5bef316b-2a84-5b0d-a7d8-3f76c1508fa6.html)

TOP STORY

## CG to apply for grant for lot cleanup

By HEATHER SMATHERS Staff Writer Jan 24, 2019 Updated Jan 24, 2019



# City of Casa Grande

CASA GRANDE — A vacant lot on the south side of Casa Grande that is slated for future development first needs to be brought up to environmental standards, and the city hopes a grant will allow that work to be completed.

The lot, on the northwest corner of Main Avenue and Sacaton Street, is owned by the city and is slated to be part of the future Life on Main project. However, the lot was found to contain amounts of lead and chromium at detectable levels, and wood, metal, plastic and rubber also were found at the surface and near the surface.

In order to clean the lot, the city will be required to remove the dirt to levels of about 18 inches across the property, said Steven Turner, assistant to the city manager, who is responsible for applying for the grant. The dirt will need to be hauled to a landfill that accepts contaminated materials about 35 miles from the city. Then, new dirt will fill in the lot, allowing the city to receive an environmental approval and pave the way for future growth.

Turner said the remediation will cost about \$400,000, which will include the environmental impact studies and dirt work.

The lot is owned by the city. But from 1960 to 2010 the lot was used as an iron and metal salvage yard. The materials leached into the soil over that time.

Prior to that, Turner said he believed the lot contained a service station. Fortunately, the soil did not contain any petroleum, which would have made the cleanup more difficult.

The city of Casa Grande owns three city blocks along Main Avenue across the Union Pacific Railroad tracks. Life on Main was approved several years ago as a future master-planned, mixed-use development that will revitalize the area.

The city has made revitalizing the south side a priority in recent years, with a renovation planned for Elliott Park and at the city's South Operations Center. The Public Works Department also is conducting a small study of the streets around Main Avenue and Florence Street to determine the best solution for improvements, said city Traffic Engineer Duane Eitel.

A yearlong Police Department initiative targeting the south side also has begun and Turner hailed the "positive momentum" of the activities in the area.

Turner said the city will have a 20 percent match on the grant, if it is approved. Work on the dirt removal and replacement would take several weeks.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

Title Security Agency  
of Pinal County, L.L.C.

RECORDING REQUESTED BY  
Title Security Agency of Pinal County, LLC  
AND WHEN RECORDED MAIL TO:

CITY OF CASA GRANDE  
510 E. FLORENCE BLVD.  
CASA GRANDE, AZ 85122

DATE/TIME: 08/19/2011 1620

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-069090



ESCROW NO.: 01006468 - 010 - LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

John's Salvage, L.L.C., an Arizona Limited Liability Company

do/does hereby convey to

City of Casa Grande, a municipal corporation

the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated 08/11/2011

#### SELLER:

John's Salvage, L.L.C.  
an Arizona limited liability company

James C. Clark  
James C. Clark, President of East Valley Fiduciary, Inc., an  
Arizona Corporation as Special Master pursuant to order  
#DO201000967, Pinal County, Arizona

State of ARIZONA } ss:  
County of Pinal

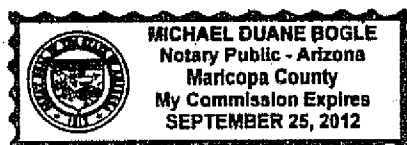
On August 18th 2011, before me,  
MICHAEL D. BOGLE

FOR NOTARY SEAL OR STAM

a Notary Public in and for said County and State, personal  
appeared James C. Clark, President of East Valley Fiduciary, Inc.,  
Arizona Corporation as Special Master pursuant to ord  
#DO201000967, Pinal County, Arizona. personally known to me (I  
proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is/are subscribed to the within instrume  
and acknowledged to me that he/she/they executed the same  
his/her/their authorized capacity(ies), and that by his/her/the  
signature(s) on the instrument the person(s), or the entity upon beh  
of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature



WDEED01

RECORDING REQUESTED BY  
Title Security Agency of Pinal County, LLC  
AND WHEN RECORDED MAIL TO:  
CITY OF CASA GRANDE  
510 E. FLORENCE BLVD.  
CASA GRANDE, AZ 85122

ESCROW NO.: 01006468 - 010 -LS

FOR CLARIFICATION PURPOSES

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

John's Salvage, L.L.C., an Arizona Limited Liability Company

do/does hereby convey to

City of Casa Grande, a municipal corporation

the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated 08/11/2011

SELLER:

John's Salvage, L.L.C.  
an Arizona limited liability company

James C. Clark, President of East Valley Fiduciary, Inc., an Arizona Corporation as Special Master pursuant to order #DO201000967, Pinal County, Arizona

State of ARIZONA }ss:  
County of Pinal

On \_\_\_\_\_, before me,

a Notary Public in and for said County and State, personally appeared James C. Clark, President of East Valley Fiduciary, Inc., an Arizona Corporation as Special Master pursuant to order #DO201000967, Pinal County, Arizona. personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

FOR NOTARY SEAL OR  
STAMP

Exhibit A

Parcel 1

That part of the Northeast quarter of Section 30, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of Block 41 of CASA GRANDE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 1 of Maps, Page 11;

Thence running Northwest parallel with the Southwest line of the right of way of the Southern Pacific Railroad, a distance of 106 feet;

Thence at right angles Southwesterly, a distance of 194 feet;

Thence Southeasterly parallel to the Northeast line of the right of way of West First Avenue to the East line of said Section 30;

Thence North to the POINT OF BEGINNING.

Except any part thereof within the right of way of West Maine Avenue on the Northeast and West First Avenue on the Southwest designated as public streets in the City of Casa Grande.

Parcel 2

Lots 8, 9, 10 and 20, Block 41, of CASA GRANDE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 1 of Maps, Page 11.

# AFFIDAVIT OF PROPERTY VALUE

<p><b>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)</b>  Primary Parcel: <u>507-13-067-07</u>  BOOK MAP PARCEL SPLIT LETTER  Does this sale include any parcels that are being split / divided?  Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  How many parcels, other than the Primary Parcel, are included in this sale? _____  Please list the additional parcels below (no more than four):  (1) _____ (3) _____  (2) <u>507-07-237-04</u> (4) _____</p> <p><b>2. SELLER'S NAME AND ADDRESS</b>  <u>John's Salvage, L.L.C.</u>  <u>P.O.Box 92</u>  <u>Eloy, AZ 85131</u></p> <p><b>3. (a) BUYER'S NAME AND ADDRESS:</b>  <u>City of Casa Grande</u>  <u>510 E. Florence Blvd.</u>  <u>Casa Grande, AZ 85122</u></p> <p><b>(b) Are the Buyer and Seller related?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>  If Yes, state relationship: _____</p> <p><b>4. ADDRESS OF PROPERTY:</b>  <u>315 W. Main Street, Casa Grande, AZ 85122</u></p> <p><b>5. MAIL TAX BILL TO:</b>  <u>City of Casa Grande</u>  <u>510 E Florence Blvd., Casa Grande, AZ 85122</u></p> <p><b>6. PROPERTY TYPE (for Primary Parcel):</b> <i>NOTE: Check Only One Box</i>  a. <input type="checkbox"/> Vacant Land f. <input checked="" type="checkbox"/> Commercial or Industrial Use  b. <input type="checkbox"/> Single Family Residence g. <input type="checkbox"/> Agricultural  c. <input type="checkbox"/> Condo or Townhouse h. <input type="checkbox"/> Mobile or Manufactured Home  d. <input type="checkbox"/> 2-4 Plex i. <input type="checkbox"/> Other Use; Specify: _____  e. <input type="checkbox"/> Apartment Building</p> <p><b>7. RESIDENTIAL BUYER'S USE:</b> If you checked b, c, d or h in Item 6 above, please check <u>one</u> of the following:  <input checked="" type="checkbox"/> To be occupied by owner or "family member." <input type="checkbox"/> To be rented to someone Other than "family member."  See reverse side for definition of a "family member."</p> <p><b>8. NUMBER OF UNITS:</b> _____  For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.</p>	<p><b>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank</b>  (a) County of Recordation: <u>PINAL COUNTY</u>  (b) Docket &amp; Page Number: <u>DATE/TIME: 08/19/2011 1620</u>  (c) Date of Recording: <u>FEE NUMBER: 2011-069090</u>  (d) Fee/Recording Number: _____</p> <p><b>Validation Codes:</b>  (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p><b>ASSESSOR'S USE ONLY</b>  Verify Primary Parcel in Item 1: _____  Use Code: _____ Full Cash Value: \$ _____</p> <p><b>10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):</b>  a. <input checked="" type="checkbox"/> Warranty Deed d. <input type="checkbox"/> Contract or Agreement  b. <input type="checkbox"/> Special Warranty Deed e. <input type="checkbox"/> Quit Claim Deed  c. <input type="checkbox"/> Joint Tenancy Deed f. <input type="checkbox"/> Other: _____</p> <p><b>11. SALE PRICE:</b> \$ <u>101,000.00</u></p> <p><b>12. DATE OF SALE (Numeric Digits):</b> <u>08</u> / <u>11</u>  Month Year  (For example: <u>03</u> / <u>05</u> for March 2005)</p> <p><b>13. DOWN PAYMENT:</b> \$ <u>101,000.00</u></p> <p><b>14. METHOD OF FINANCING:</b>  a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)  b. <input type="checkbox"/> Exchange or Trade  c. <input type="checkbox"/> Assumption of existing loan(s)  d. <input type="checkbox"/> Seller Loan (Carryback)  e. <input type="checkbox"/> New loan(s) from financial institution:  (1) <input type="checkbox"/> Conventional  (2) <input type="checkbox"/> VA  (3) <input type="checkbox"/> FHA  f. <input type="checkbox"/> Other financing; Specify: _____</p> <p><b>15. PERSONAL PROPERTY (see reverse side for definition):</b>  (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No <input checked="" type="checkbox"/>  (b) If Yes, provide the dollar amount of the Personal Property:  \$ <u>00</u> AND _____  Briefly describe the Personal Property: _____</p> <p><b>16. PARTIAL INTEREST:</b> If only a partial ownership interest is being transferred, briefly describe the partial interest: _____</p> <p><b>17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):</b>  <u>John's Salvage, L.L.C.</u>  <u>P.O.Box 92, Eloy, AZ 85131</u>  Phone _____ Fax: _____</p> <p><b>18. LEGAL DESCRIPTION (attach copy if necessary):</b> _____</p>
---	---

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me this 19th day of August, 2011  
Notary Public Veronica M. Ortiz  
Notary Expiration Date 1/31/2015

Signature of Buyer/Agent \_\_\_\_\_  
State of Arizona, County of Pinal  
Subscribed and sworn to before me this 19th day of August, 2011  
Notary Public Veronica M. Ortiz  
Notary Expiration Date 1/31/2015



Exhibit A

Parcel 1

That part of the Northeast quarter of Section 30, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of Block 41 of CASA GRANDE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 1 of Maps, Page 11;

Thence running Northwest parallel with the Southwest line of the right of way of the Southern Pacific Railroad, a distance of 106 feet;

Thence at right angles Southwesterly, a distance of 194 feet;

Thence Southeasterly parallel to the Northeast line of the right of way of West First Avenue to the East line of said Section 30;

Thence North to the POINT OF BEGINNING.

Except any part thereof within the right of way of West Maine Avenue on the Northeast and West First Avenue on the Southwest designated as public streets in the City of Casa Grande.

Parcel 2


Lots 8, 9, 10 and 20, Block 41, of CASA GRANDE TOWNSITE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Book 1 of Maps, Page 11.



City of  
Casa Grande

# EPA BROWNFIELD CLEANUP GRANT

**NOVEMBER 2019**

 (520) 421-8600

 [www.casagrandeaz.gov](http://www.casagrandeaz.gov)

 510 East Florence Blvd.

 [citymanager@casagrandeaz.gov](mailto:citymanager@casagrandeaz.gov)

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

11/21/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Casa Grande

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0744513780000

d. Address:

\* Street1:

510 E. Florence Blvd

Street2:

\* City:

Casa Grande

County/Parish:

Pinal

\* State:

AZ: Arizona

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

85122-4100

e. Organizational Unit:

Department Name:

City Manager

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Steven

Middle Name:

\* Last Name:

Weaver

Suffix:

Title:

Deputy City Manager

Organizational Affiliation:

\* Telephone Number:

(520) 421-8600

Fax Number:

(520) 421-8603

\* Email:

Steven.Weaver@casagrandeaz.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-07

\* Title:

FY20 GUIDELINES FOR BROWNFIELD CLEANUP GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

EPA BROWNFIELD CLEANUP GRANT

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

01

\* b. Program/Project

01

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

07/01/2020

\* b. End Date:

07/01/2021

**18. Estimated Funding (\$):**

* a. Federal	333,333.00
* b. Applicant	66,667.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	400,000.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

\* First Name:

Steven

Middle Name:

\* Last Name:

Weaver

Suffix:

\* Title:

Deputy City Manager

\* Telephone Number:

(520) 421-8600

Fax Number:

(520) 421-8603

\* Email:

Steven\_Weaver@casagrandeaz.gov

\* Signature of Authorized Representative:

Mary K Allen

\* Date Signed:

11/21/2019